

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name n/a

other names/site number Clardy Heights Historic District [preferred]

2. Location

street & number 716, 734, and 758 West Liberty Drive [n/a] not for publication

city or town Liberty [n/a] vicinity

state Missouri code MO county Clay code 047 zip code 64068

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my
opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered
significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 22 Mar 00

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [] entered in the National Register
See continuation sheet [].
[] determined eligible for the
National Register
See continuation sheet [].
[] determined not eligible for the
National Register.
[] removed from the
National Register
[] other, explain
See continuation sheet [].

Signature of the Keeper

Date

0

Domestic/single dwelling
Domestic/secondary structure

foundation limestone
walls brick
limestone
roof asphalt
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Community Planning and Development

Architecture

Periods of Significance

1843-1946

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: _____

10. Geographical Data

Acreage of Property less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	376370	4344640	15	376430	4344650
C. Zone	Easting	Northing	D. Zone	Easting	Northing
15	376430	4344620	15	376370	4344570

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title see continuation sheet

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state MO zip code _____

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

Clardy Heights Historic District [preferred]
Clay County, MO
Historic Resources of Liberty, Clay County, MO

SUMMARY: The Clardy Heights Historic District is a small enclave of historic buildings located within the city limits of Liberty, Clay County, on West Liberty Drive. There are four contributing buildings, which include three houses and one garage; one contributing structure, a stone retaining wall; and two non-contributing garages. The three houses site on large lots which are raised above the level of the street, partly obscuring a clear view of the houses. The smallest example identified of the *Residential District* property type, defined in the amendment to the Multiple Property Submission, "Historic Resources of Liberty, Clay County, Missouri" (hereafter, "Liberty MPS"), the Clardy Heights Historic District has clear associations with two of the contexts outlined in the amendment: Establishing a City: Liberty from 1817-1860 and The "Bon ton" Suburban Community: Liberty from 1896-1946. The focal point of the district is the two story brick Ringo House, which is an excellent example of a *Greek Revival Residence* as defined in the Liberty MPS. The other residences are a two story clapboard Colonial Revival residence and a one story limestone bungalow, both good, representative examples of their styles.

NARRATIVE: The Clardy Heights Historic District contains five buildings which retain a sufficient degree of integrity to be contributing to the *Residential District* property type. Buildings within the district are associated with two of the contexts presented in the Liberty MPS: Establishing a Community: Liberty from 1817-1860 and The "Bon ton" Suburban Community: Liberty from 1896-1946. The district as a whole retains integrity of location, setting, feeling, association, materials, and design, and although very small, it fulfills the registration requirements for the *Residential District* property type.

A full listing of the contributing buildings in the Clardy Heights Historic District follows, giving the address, building type, estimated date of construction, and contributing status. A brief description of each contributing building follows the listing, which includes the style or building form, and the contributing status of any outbuildings.

716 W. Liberty Drive, house, (c. 1915) Contributing. This one story limestone *bungalow* has a hip roof porch with wide architrave wood band beneath the overhanging eaves. The full width porch is recessed beneath the front slope of the roof, and is supported by square stone columns. There are hip roof dormers with clapboard siding. A **contributing** two car garage with hip roof and shiplap siding is at the rear of the lot.

734 W. Liberty Drive, house, (c. 1930) Contributing. This two story frame *Colonial Revival* house has a side gable roof with overhanging eaves. The front elevation of the main portion is three ranked and symmetrically arranged. There is a one story, one bay flat roof portico with round columns and a veranda above. The main entry door has sidelights, and is flanked by a grouping of three windows on each side. The windows are 6/6. There is a one story gable roof addition to the west with exterior brick chimney, and a one story open porch to the east with square stone columns, stone balustrade, and a veranda above. There is a **non-contributing** gable roof garage to the rear and east of the house.

Ringo House; 758 W. Liberty Drive, (c. 1843/1869) Contributing. This two story brick *Greek Revival* house has a symmetrically arranged five ranked facade. The moderately pitched gable roof has a gable front dormer. There are 6/6 windows and a double leaf front entry with elaborate door surround, including rectangular side and transom lights and dentil motifs. The windows on the main facade have radiating brick voussiors. There are paired attic windows on the gable ends. The full height Neoclassical front porch covers three bays and has simple, classically derived square columns. There are two gable end interior

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Clardy Heights Historic District [preferred]
Clay County, MO
Historic Resources of Liberty, Clay County, MO

fireplaces. The rear addition was built c. 1869. There is a **non-contributing** hip roof garage with wood siding. A stone retaining wall (**contributing structure**) runs along the front edge of the property.

All three house are set back from the road on lots which rise above the road grade. . Long driveways lead back to detached garages associated with each property.

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Section 8 Page 3

Clardy Heights Historic District [preferred]
Clay County, MO
Historic Resources of Liberty, Clay County, MO

SUMMARY: The Clardy Heights Historic District is significant under criteria A and C in the areas of *Community Planning and Development* and *Architecture*. In *architecture*, the Ringo House (c. 1843) is an excellent representative of the *Greek Revival Residence* property type. The residences adjoining to the east are also good representatives of early twentieth century residences--a white frame Colonial Revival house and a rough-cut limestone bungalow. Although not large enough to fully represent the *Residential District* property type, as defined in the amendment to the Multiple Property Submission, "Historic Resources of Liberty, Clay County, Missouri" (hereafter, "Liberty MPS"), the Clardy Heights Historic District nonetheless has clear associations with planned subdivision development in Liberty. The owner of the property in 1912, G.W. Clardy, subdivided the lots and developed a brochure promoting "Clardy Heights." Within the brochure, he touted Liberty as "the Bon ton suburb of Kansas City." Clardy believed that Liberty was Δ destined to be to Kansas City what Pasadena is to Los Angeles; a city of fine suburban homes.¹ Although his dreams for suburban development around the historic Ringo House did not immediately materialize, two homes typical of the period were constructed. A stone retaining wall was built in an attempt to unify the three houses, but no other vestiges of the planned "Clardy Heights" remains today.

NARRATIVE: The focal point of the Clardy Heights Historic District is the impressive Greek Revival mansion at 758 W. Liberty Drive. West Liberty Drive was a historic road leading southwest out of Liberty to Kansas City, hence its historic name Δ Kansas City Road.² As is typical of other large extant Clay County Greek Revival homes, the Ringo House was constructed on farm land at the edge of the city of Liberty around 1843. Samuel Ringo's slaves purportedly constructed the house from bricks fired on the site. Ringo was a member of the first board of trustees when Liberty was incorporated in 1829. Like many of Liberty=s early pioneers, he came from Kentucky to settle in Clay County, and brought with him the agrarian and architectural traditions of the Upland South. Ringo managed the 200 acre farm surrounding the house as well as a mercantile store in town.

Darwin Adkins bought the property in 1869; Adkins was one of the founders of the Farmer=s Bank in Liberty. In 1912, the owner of the property was G.W. Clardy. He envisioned a planned subdivision on the northeast portion of the estate. In that year, he submitted his plat for "Clardy Heights." The majority of the lots were approximately 50' by 135', and sold for around \$300.00.

Clardy developed a promotional brochure for the neighborhood, a good portion of which is devoted to information about Liberty, "the Bon ton suburb of Kansas City." Clardy felt that Liberty was Δ destined to be to Kansas City what Pasadena is to Los Angeles; a city of fine suburban homes. Clardy's subdivision never attracted that many developers, although two fine examples of early twentieth century architecture were constructed immediately adjacent to the house.

In the late 1920s or early 1930s, "Cat" Sandusky owned the house and converted it into a public house and restaurant, the "White Horse Tavern." The current owners bought the house in 1976 and have worked on its rehabilitation.

¹"Clardy Heights," promotional brochures, [1912].

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Clardy Heights Historic District [preferred]
Clay County, MO
Historic Resources of Liberty, Clay County, MO

BIBLIOGRAPHY

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Jackson, Don M. *The Heritage of Liberty: A Commemorative History of Liberty, Missouri*. Liberty: R.C. Printing Service, 1975.

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Clardy Heights Historic District [preferred]
Clay County, MO
Historic Resources of Liberty, Clay County, MO

10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

The boundaries of the Clardy Heights Historic District are shown as the heavy solid line on the accompanying map entitled "Clardy Heights Historic District," approximate scale 1"=150'.

BOUNDARY JUSTIFICATION

The district boundaries include the present legally recorded lot lines for the property associated with the Ringo House, as well as the lots which have historically been associated with 716 and 734 W. Liberty Drive. The former farm land associated with the Ringo house was sold over the years and now contains non-historic buildings. Integrity was evaluated according to National Register standards as well as the amendment to the Liberty multiple property submission, "Historic Resources of Liberty, Clay County, Missouri."

11. Form Prepared By

1. Deon Wolfenbarger/Three Gables Preservation
9550 NE Cookingham Drive
Kansas City, MO 64157
1996
816/792-1275
Items 1-11
2. Carolyn Fulk/Preservation Planner
City of Liberty
P.O. Box 159
Liberty, MO 64068
1996-1999
816/792-6000
Items 1-11
3. Steven E. Mitchell
Assistant Director
Historic Preservation Program
Division of State Parks
Department of Natural Resources
P.O. Box 176
Jefferson City, MO 65102
September-November 2000
573/751-4692
editor, items 1-11

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Section Photographs Page 6

Clardy Heights Historic District
Clay County, MO
Historic Resources of Liberty, Clay County, MO

The following information is the same for all photographs:

Clardy Heights Historic District
Clay County, MO

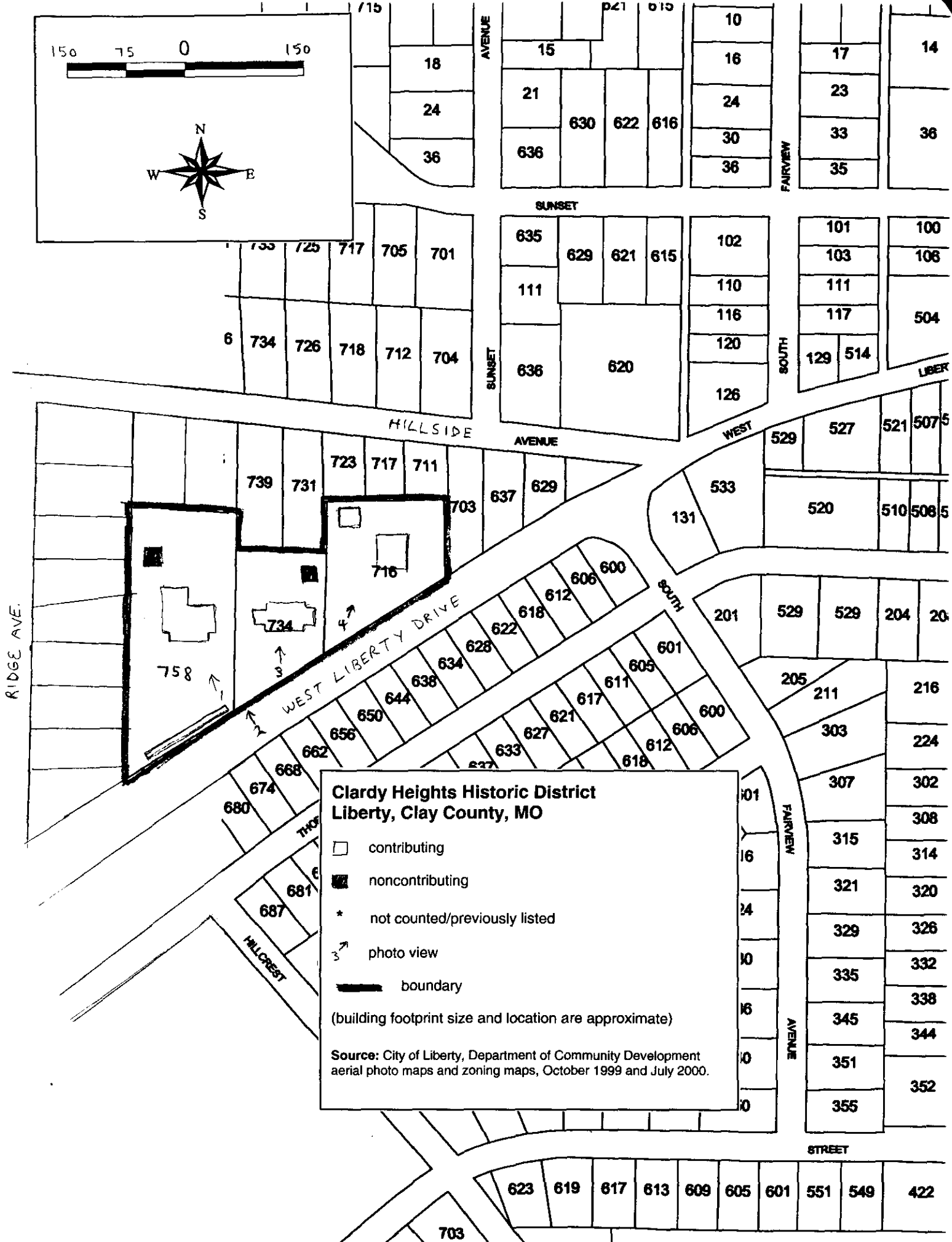
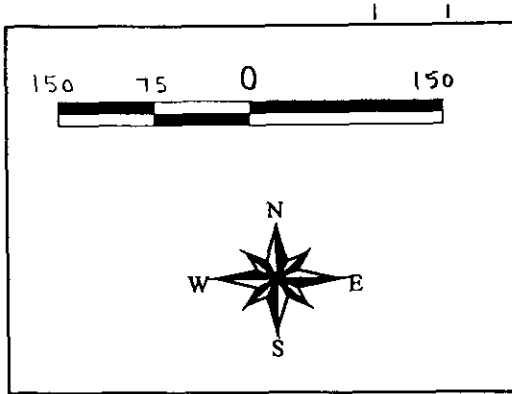
Name of photographer: Brad Finch

Date of photograph: 1/19/96 (photos taken in 1996 were field checked by HPP staff in April 2000)

Location of original negative: Cultural Resource Inventory, Jefferson City, MO

List of Photographs

1. Looking northwest towards main facade of 758 West Liberty Drive; non-contributing garage on left side of photo.
2. Looking north towards main facades of 758 and 734 West Liberty Drive.
3. Looking north towards main facade of 734 West Liberty Drive.
4. Looking north/northeast towards main facade and west elevation of 716 West Liberty Drive. Contributing garage is on left side of photo.



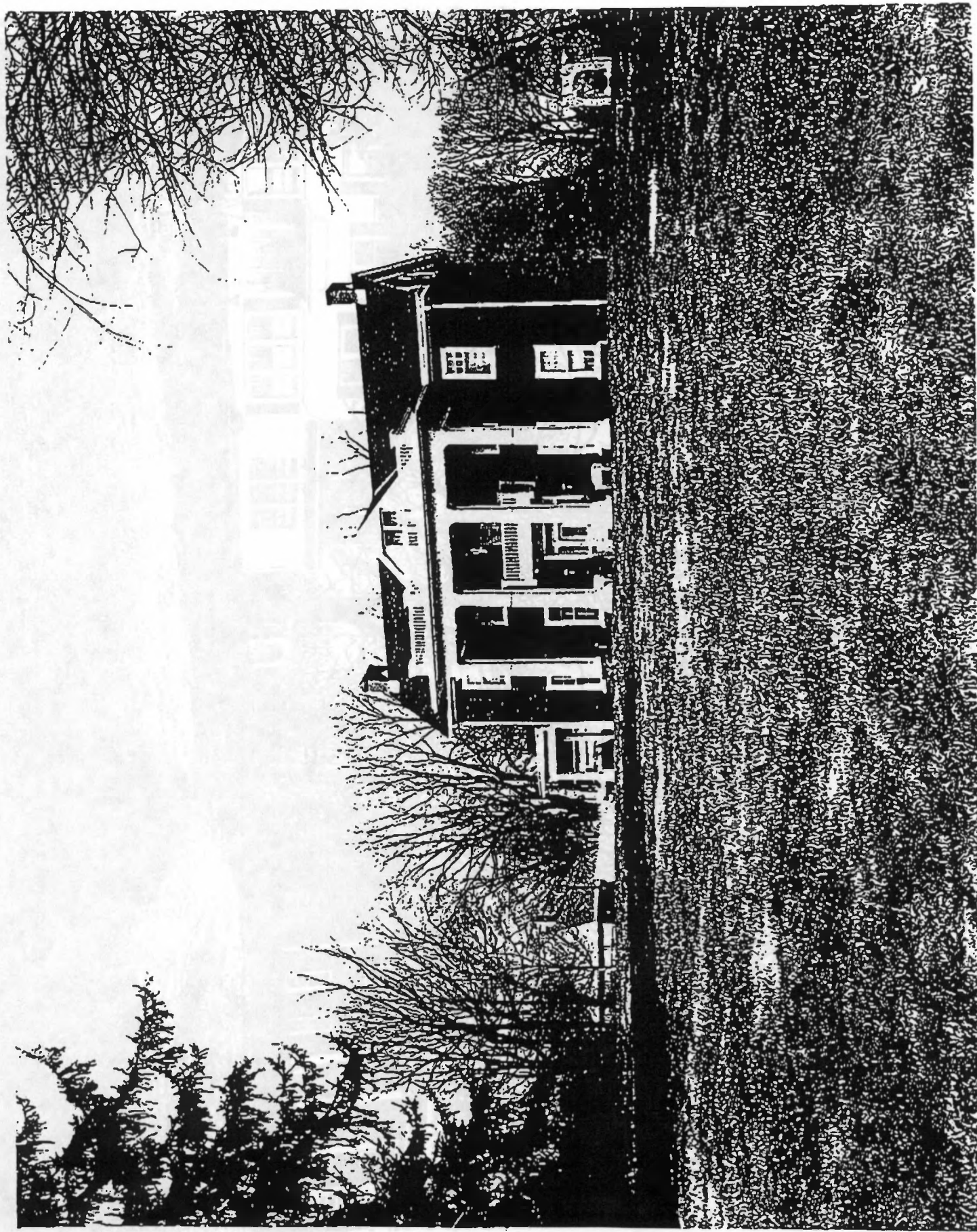
Clardy Heights Historic District Liberty, Clay County, MO

- ☐ contributing
- ☒ noncontributing
- * not counted/previously listed
- 3 → photo view
- boundary

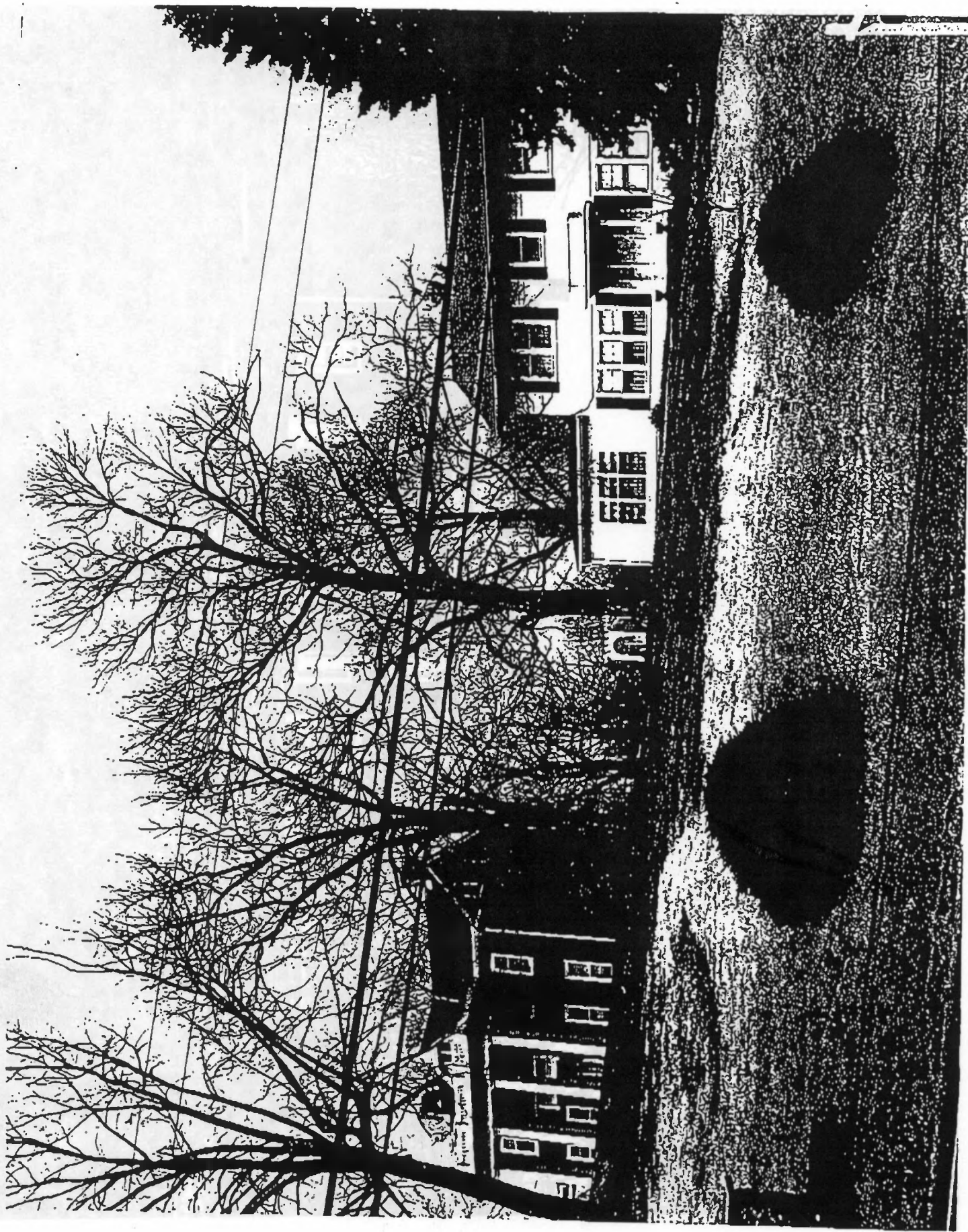
(building footprint size and location are approximate)

Source: City of Liberty, Department of Community Development
aerial photo maps and zoning maps, October 1999 and July 2000.

Ringo Historic District, Liberty, Clay County
1. 758 W. Liberty Drive.



Ringo Historic District, Liberty, Clay County
2. 758 & 734 W. Liberty Drive.



Ringo Historic District, Liberty, Clay County
3. 734 W. Liberty Drive.



